

\$199,999 - 1406 Oak River Ln, Caldwell

MLS® #98930618

\$199,999

Bedroom, Bathroom,
Land on 1.11 Acres

West River, Caldwell, ID

Incredible opportunity tucked away in the serene & peacefully secluded West River subdivision. Create your very own custom, dream, Idaho retreat on this expansive over 1-acre lot. With breathtaking views of the Owyhee Mountains to the West, Lake Lowell & Deer Flat National Wildlife Refuge looming a short distance to the North East, there are few opportunities on the market that can compare. Situated in the heart of the Snake River Valley American Viticultural Area means this custom building lot is encompassed by several nearby award-winning wineries. An expansive lot that is surrounded by a selection of prestigious custom residences, all benefitting from a community well & individual septic. Incredible location and beautiful surroundings, create the desired hard-to-find feel of tranquil country living. Yet, the convenience of being only a short similar distance from both downtown Nampa and Caldwell respectively. Lot lines approximate.

Essential Information

MLS® #	98930618
Price Per Acre	\$180,179
Acres	1.11
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information



Address	1406 Oak River Ln
Area	Canyon County Other - 1290
Subdivision	West River
City	Caldwell
County	Canyon
State	ID
Zip Code	83607

Amenities

Utilities	Electricity Available, Natural Gas Not Available, Phone Connected
View	Yes
Golf Course	N

Exterior

Lot Description	1 Acre - 4.99 Acres, Irrigation, Pasture, Solar Potential, Views
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Additional Information

Date Listed	December 5th, 2024
Days on Market	168
HOA Fees	\$45
HOA Fees Freq.	Monthly
Property Taxes	\$880
Tax Year	2023
Office	THG Real Estate
Contact Info	elliot@thgboise.com

Listing Details

Listing Office	THG Real Estate
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Listing information last updated on October 15th, 2025 at 8:48am MDT